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Process No.	Applicant Name
<u>00-335</u>	<u>147 BIRD ROAD DEVELOPMENT, INC.</u>
<u>02-063</u>	<u>IGLESIA CRISTIANA AMOR, INC.</u>
<u>02-139</u>	<u>CARIDAD MARQUEZ DE PRESAS</u>
<u>02-360</u>	<u>UNITED HOMES AT EMERALD LAKES, INC.</u>
<u>03-009</u>	<u>JORGE AGET & CLEMENCIA FERRO</u>
<u>03-051</u>	<u>MARIA SASTRE, TRUSTEE</u>
<u>03-073</u>	<u>P. J. F., L. L. C.</u>
<u>03-074</u>	<u>MOISES & NORMA ROJAS</u>
<u>03-089</u>	<u>YENNY I. PORTILLO</u>
<u>03-090</u>	<u>JOSE & GLORIA BOLANOS</u>
<u>03-096</u>	<u>ADRIAN FAMILY PARTNERSHIP LTD.</u>
<u>03-097</u>	<u>M & J INVESTMENT OF MIAMI, INC.</u>
<u>03-102</u>	<u>NICOLAS & DOLORES MENDEZ</u>
<u>03-103</u>	<u>ROLANDO DELGADO, TRUSTEE</u>

THE FOLLOWING HEARING WAS DEFERRED & REVISED FROM 12/10/02 TO THIS DATE:

HEARING NO. 02-5-CZ10-1 (00-335)

16-54-39
Council Area 10
Comm. Dist. 12

APPLICANT: 147 BIRD ROAD DEVELOPMENT, INC.

- (1) BU-1A to BU-3.
- (2) MODIFICATION of paragraph #4 of the Declaration of Restrictions, a covenant running with the land, recorded in Official Record Book 18475, Pages 1701 through 1704, only as it applies to the subject property as follows:

FROM: "4. That in the approval of the plan, the same be substantially in accordance with that submitted for the hearing entitled 'Eckerd/Q Sports,' as prepared by Zamora & Associates, Inc., dated last revised 10-15-98, consisting of 3 sheets, along with a plan entitled 'Eckerd/Q Sports,' as prepared by Puig & Martinez, dated last revised 10-15-98, along with a plan entitled 'Boundary Survey,' as prepared by Ford, Armenteros & Manucy, Inc., dated last revised 7-29-98, along with plans entitled 'Q The Sports Club,' as prepared by Tagliarini Architectural Group, P. A., dated 10-16-97, consisting of 2 sheets, and plans entitled 'Q The Sports Club,' as prepared by Cedarwood Architectural, Inc., dated last revised 10-9-98, consisting of 4 sheets, for a total of 11 sheets, except as herein modified to provide a 5' high decorative masonry wall along the north property line."

TO: "4. That in the approval of the plan, the same be substantially in accordance with that submitted for the hearing entitled '147 Bird Road Properties,' as prepared by Zamora & Associates, Inc., dated revised 6/6/03 and consisting of 11 sheets."

The purpose of this request is to allow the applicant to submit new plans showing commercial uses (retail and self-service storage units) for this property.

Upon a demonstration that the applicable standards have been satisfied, approval of such request may be considered under §33-311(A)(17). (Ordinance #02-93)

The aforementioned plan is on file and may be examined in the Zoning Department. Plans may be modified at public hearing.

SUBJECT PROPERTY: Tract "B" of BIRD ROAD PROPERTIES, Plat book 156, Page 20 in Section 16, Township 54 South, Range 39 East.

LOCATION: The Northwest corner of S.W. 42nd Street (Bird Road) and theoretical S.W. 147 Avenue, Miami-Dade County, Florida.

SIZE OF PROPERTY: 4.63 Acres

BU-1A (Business – Limited)
BU-3 (Business – Liberal)

THE FOLLOWING HEARING WAS DEFERRED FROM 5/14/03 TO THIS DATE:

HEARING NO. 03-5-CZ10-4 (03-51)

16-54-39
Council Area 10
Comm. Dist. 11

APPLICANT: MARIA SASTRE, TRUSTEE

GU to BU-1A

SUBJECT PROPERTY: PARCEL 1: The west 200' of the east 440' of the north $\frac{1}{2}$ of the NE $\frac{1}{4}$ of the NE $\frac{1}{4}$ of the NE $\frac{1}{4}$, less the north 40' in Section 16, Township 54 South, Range 39 East. AND PARCEL 2: The west 200' of the east 440' of the south $\frac{1}{2}$ of the NE $\frac{1}{4}$ of the NE $\frac{1}{4}$ of the NE $\frac{1}{4}$, less the south 25' in Section 16, Township 54 South, Range 39 East. AND: PARCEL 3: The west 200' of the east 640' of the south $\frac{1}{2}$ of the north $\frac{1}{2}$ of the NE $\frac{1}{4}$ of the NE $\frac{1}{4}$ in Section 16, Township 54 South, Range 39 East.

LOCATION: 200' west of S.W. 147 Avenue & south of S.W. 26 Street, Miami-Dade County, Florida.

SIZE OF PROPERTY: 3.44 Acres

GU (Interim)
BU-1A (Business – Limited)

THE FOLLOWING HEARING WAS DEFERRED & REVISED FROM 6/11/03 TO THIS DATE:

HEARING NO. 03-6-CZ10-1 (02-63)

18-54-40
Council Area 10
Comm. Dist. 2

APPLICANT: IGLESIA CRISTIANA AMOR, INC.

MODIFICATION of Conditions #2 & #6 of Resolution Z-180-96, passed and adopted by the Board of County Commissioners, reading as follows:

FROM: "2. That in the approval of the plan, the same be substantially in accordance with that submitted for the hearing entitled 'Proposed New Child Care for Iglesia Cristiana Amor, Inc.,' as prepared by Jose A. Martinez, P. E. and dated received 6-5-96, except as herein modified to provide for a dense hedge, a minimum of 3' high at the time of planting, to be installed between the parking area and the interior side (west) property line and to provide for parking areas to be on graveled, mulched or hard surface."

TO: 2. That in the approval of the plan, the same be substantially in accordance with that submitted for the hearing entitled 'Existing Floor Plan/Room Calculations (A-1) and Existing Elevation Existing Conditions (A-2)' as prepared by Design Drafting Robert Foraker, consisting of 2 sheets, dated and sealed March 4, 2002 and a site Survey as prepared by Charles W. Carr, Professional Surveyor, consisting of 1 sheet and dated December 27, 2001."

FROM: "6. That the use shall be restricted to a maximum number of 25 children."

TO: "6. That the use shall be restricted to a maximum number of 75 children."

The purpose of this request is to allow the applicant to expand the existing sanctuary seating area and to increase the number of children in a previously approved day care center.

Upon a demonstration that the applicable standards have been satisfied, approval of such request may be considered under §33-311(A)(17). (Ordinance #03-93).

SUBJECT PROPERTY: The south ½ of the east ½ of the west ½ of the NW ¼ of the NE ¼ of the NE ¼, less the south 25' thereof, and the south ½ of the west 30' of the east ½ of the NW ¼ of the NE ¼ of the NE ¼, less the south 25' thereof, all in Section 18, Township 54 South, Range 40 East.

LOCATION: 10855 S.W. 26 Street, Miami-Dade County, Florida.

SIZE OF PROPERTY: 1.38 Acres

PRESENT ZONING: RU-1 (Single Family Residential)

HEARING NO. 03-7-CZ10-1 (02-139)

18-54-40
Council Area 10
Comm. Dist. 10

APPLICANT: CARIDAD MARQUEZ DE PRESAS

RU-1 to RU-5A

SUBJECT PROPERTY: Lot 7, Block 1, CHATEAUBLEU VILLAS SUBDIVISION, Plat book 109, Page 90.

LOCATION: 10710 S.W. 38 Street, Miami-Dade County, Florida.

SIZE OF PROPERTY: 10,000 sq. ft.

RU-1 (Single Family Residential)

RU-5A (Semi-professional Offices)

APPLICANT: UNITED HOMES AT EMERALD LAKES, INC.

DELETION of Condition #26 of Resolution Z-4-00, passed and adopted by the Board of County Commissioners and only as it applies to the subject property and reading as follows:

“26. That no gates be permitted in any of the 3 parcels.”

The purpose of this request is to permit the applicant to install gates at the entrance and exits of the development.

Upon a demonstration that the applicable standards have been satisfied, approval of such request may be considered under §33-311(A)(17). (Ordinance #03-93).

A plan is on file and may be examined in the Zoning Department entitled “Pavement Marking Plan Emerald Lakes,” as prepared by Robayna and Associates, Inc., dated revised 10/17/02 and consisting of 3 sheets. Plans may be modified at public hearing.

SUBJECT PROPERTY: A parcel of land in Section 4, Township 54 South, Range 39 East, better described as follows:

Beginning at the Southeast corner of said Section 4; thence S87°45'25"W along the south line of said section, as a basis of bearing, for 1,320.14' to the Southeast corner of SW ¼ of the SE ¼ of said Section 4; thence N2°12'21"W along the east line of SW ¼ of SE ¼ of said Section 4 for 1,223.64'; thence N89°43'6"E for 625.2'; thence S2°11'21"E for 542.7'; thence N87°44'49"E for 695.66' to the east line of said Section 4; thence S2°12'0"E along the east line of said Section 4 for 659.67' to the Point of beginning.

LOCATION: Lying south of S.W. 8th Street (Tamiami Trail), between S.W. 147 Avenue & theoretical S.W. 149 Avenue, Miami-Dade County, Florida.

SIZE OF PROPERTY: 27.93 Acres

PRESENT ZONING: RU-3M (Minimum Apartment House 12.9 units/net acre)

HEARING NO. 03-7-CZ10-3 (03-9)

G. L. #2
53/54-39
Council Area 10
Comm. Dist. 12

APPLICANTS: JORGE AGET & CLEMENCIA FERRO

The applicant is requesting approval to permit a detached gazebo/bar structure setback 2.5' from the interior side (east) property line and setback 2.5' from the rear (south) property line. (The underlying zoning district regulation requires 5' for each).

Upon a demonstration that the applicable standards have been satisfied, approval of such requests may be considered under §33-311(A)(15) (Ordinance #03-91) (alternative Site Development Option) or under §33-311(A)(4)(c) (Alternative Non-Use Variance).

Plans are on file and may be examined in the Zoning Department entitled "Gazebo As-Built for Mr. & Mrs. Jorge C. Aget, Clemencia Ferro," as prepared by Orlando M. Fortun, consisting of 1 sheet and dated 4-24-02. Plans may be modified at public hearing.

SUBJECT PROPERTY: Lot 15, Block 16, SHOMA HOMES AT TAMIAMI IV, Plat book 148, Page 91.

LOCATION: 13000 N.W. 9 Lane, Miami-Dade County, Florida.

SIZE OF PROPERTY: 50' X 94.5'

PRESENT ZONING: RU-1Z (Single Family Zero Lot Line)

HEARING NO. 03-7-CZ10-4 (03-73)

8-54-41
Council Area 10
Comm. Dist. 6

APPLICANT: P. J. F., L. L. C.

RU-3 to RU-5A

SUBJECT PROPERTY: Lots 15, 16, 17 & 18, Block 4, SUNNY GROVE, Plat book 16, Page 48.

LOCATION: 1300 S.W. 42 Avenue (Le Jeune Road), Miami-Dade County, Florida.

SIZE OF PROPERTY: 102' x 107'

RU-3 (Four Unit Apartment)

RU-5A (Semi-professional Offices)

HEARING NO. 03-7-CZ10-5 (03-74)

21-54-40
Council Area 10
Comm. Dist. 10

APPLICANTS: MOISES & NORMA ROJAS

Applicant is requesting approval to permit a single family residence setback varying from 12' to 17' from the rear (west) property line. (The underlying zoning district regulation requires 25').

Upon a demonstration that the applicable standards have been satisfied, approval of such request may be considered under §33-311(A)(14) (Alternative Site Development Option) or under §33-311(A)(4)(c) (Alternative Non-Use Variance).

Plans are on file and may be examined in the Zoning Department entitled "Addition – Legalization," as prepared by Fidias F. Flaquer, P. E., dated revised 3/28/02 and consisting of 2 pages. Plans may be modified at public hearing.

SUBJECT PROPERTY: Lot 15, Block 2, TROPICAL GARDENS ESTATES, Plat book 58, Page 74.

LOCATION: 5368 S.W. 90 Court, Miami-Dade County, Florida.

SIZE OF PROPERTY: 7,800 sq. ft.

PRESENT ZONING: RU-1 (Single Family Residential)

HEARING NO. 03-7-CZ10-6 (03-89)

16-54-39
Council Area 10
Comm. Dist. 11

APPLICANT: YENNY I. PORTILLO

Applicant is requesting approval to permit a swimming pool setback 3.9' from the rear (east) property line. (The underlying zoning district regulation requires 7.5').

Upon a demonstration that the applicable standards have been satisfied, approval of such requests may be considered under §33-311(A)(14) (Alternative Site Development Option) or under §33-311(A)(4)(c) (Alternative Non-Use Variance).

Plans are on file and may be examined in the Zoning Department entitled "Proposed Pool Plan for Maria A. Linares," as prepared by Orlando M. Fortune, dated July, 2002 and consisting of two pages. Plans may be modified a public hearing.

SUBJECT PROPERTY: Lot 2, Block 2, MARPI HOMES, Plat book 157, Page 13.

LOCATION: 2901 S.W. 149 Place, Miami-Dade County, Florida.

SIZE OF PROPERTY: 52' x 100'

PRESENT ZONING: RU-1M(a) (Modified Single Family – 5,000 sq. ft. net)

HEARING NO. 03-7-CZ10-7 (03-90)

19-54-40
Council Area 10
Comm. Dist. 10

APPLICANTS: JOSE & GLORIA BOLANOS

Applicants are requesting approval to permit an addition to a single family residence setback 13' from the rear (Northeast) property line. (The underlying zoning district regulation requires 25').

Upon a demonstration that the applicable standards have been satisfied, approval of such request may be considered under §33-311(A)(14) (Alternative Site Development Option) or under §33-311(A)(4)(c) (Alternative Non-Use Variance) (Ordinance #02-138).

Plans are on file and may be examined in the Zoning Department entitled "Proposed Addition for Jose & Gloria Bolanos," as prepared by Ramon J. Alonso, P. E., dated 3/1/03 and consisting of 3 sheets. Plans may be modified at public hearing.

SUBJECT PROPERTY: Lot 10, Block 104, 10th ADDITION TO WESTWOOD LAKE, Plat book 65, Page 150.

LOCATION: 10755 S.W. Westwood Lake Drive, Miami-Dade County, Florida.

SIZE OF PROPERTY: 10,970 sq. ft.

PRESENT ZONING: RU-1 (Single Family Residential)

HEARING NO. 03-7-CZ10-8 (03-96)

14-54-39
Council Area 10
Comm. Dist. 11

APPLICANT: ADRIAN FAMILY PARTNERSHIP LTD.

EU-1 to RU-5A

SUBJECT PROPERTY: Lots 10 & 11, less the south 50' thereof, of Block 14, J. G. HEAD'S FARMS, UNIT "A", Plat book 46, Page 13.

LOCATION: The Northwest corner of S.W. 42 Street (Bird Road) & S.W. 129 Avenue, Miami-Dade County, Florida.

SIZE OF PROPERTY: 2 Acres

EU-1 (Estates 1 Family 1 Acre Gross)

RU-5A (Semi-professional Offices)

HEARING NO. 03-7-CZ10-9 (03-97)

14-54-39
Council Area 10
Comm. Dist. 11

APPLICANT: M & J INVESTMENT OF MIAMI, INC.

EU-1 to RU-5A

SUBJECT PROPERTY: Lot 12, less the south 50' thereof, of Block 14, J. G. HEAD'S FARMS, UNIT "A", Plat book 46, Page 13.

LOCATION: North of S.W. 42 Street & approximately 153' east of S.W. 130 Avenue, Miami-Dade County, Florida.

SIZE OF PROPERTY: 1.04 Acres

EU-1 (Estates 1 Family 1 Acre Gross)

RU-5A (Semi-professional Offices)

HEARING NO. 03-102

9-54-39
Council Area 10
Comm. Dist. 11

APPLICANTS: NICOLAS & DOLORES MENDEZ

GU to RU-1M(a)

SUBJECT PROPERTY: The north 210' of the south 2,353' of the west $\frac{1}{2}$, of the west $\frac{1}{2}$, of the west $\frac{1}{2}$, of the NW $\frac{1}{4}$ of Section 9, Township 54 South, Range 39 East.

LOCATION: The east side of theoretical S.W. 157 Avenue, approximately 300' south of theoretical S.W. 10 Street, Miami-Dade County, Florida.

SIZE OF PROPERTY: 1.59 Acres

GU (Interim)

RU-1M(a) (Modified Single Family, 5,000 sq. ft. net)

HEARING NO. 03-103

9-54-39
Council Area 10
Comm. Dist. 11

APPLICANT: ROLANDO DELGADO, TRUSTEE

GU to RU-1M(a)

SUBJECT PROPERTY: The north 210' of the south 2,143' of the west ½ of the west ½ of the NW ¼ in Section 9, Township 54 South, Range 39 East.

LOCATION: The east side of theoretical S.W. 157 Avenue, approximately 500' south of theoretical S.W. 10 Street, Miami-Dade County, Florida.

SIZE OF PROPERTY: 3 Acres

GU (Interim)
RU-1M(a) (Modified Single Family 5,000 sq. ft. net)